

1615 12 Avenue, Calgary T3C 0R3

MLS®#:	A2164015	Area:	Sunalta	Listing Date:	09/13/24	List Price: \$1,098,888
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray



eneral Information	-			DOM		
ор Туре:	Residential			70		
ıb Type:	Detached			<u>Layout</u>		
ty/Town:	Calgary	Finished Floor Are	<u>ea</u>	Beds:	3 (2 1)	
ear Built:	1948	Abv Sqft:	987	Baths:	2.0 (2 0)	
<u>ot Information</u>		Low Sqft:		Style:	Bi-Level	
ot Sz Ar:	6,501 sqft	Ttl Sqft:	987			
ot Shape:				Parking		
				Ttl Park:	5	
				Garage Sz:	1	
ccess:						
ot Feat:	Back Lane,Back Yard,Rectangular Lot					
ark Feat:	Parking Pad, RV Access/Parking, Single Garage Detached					

Utilities and Features

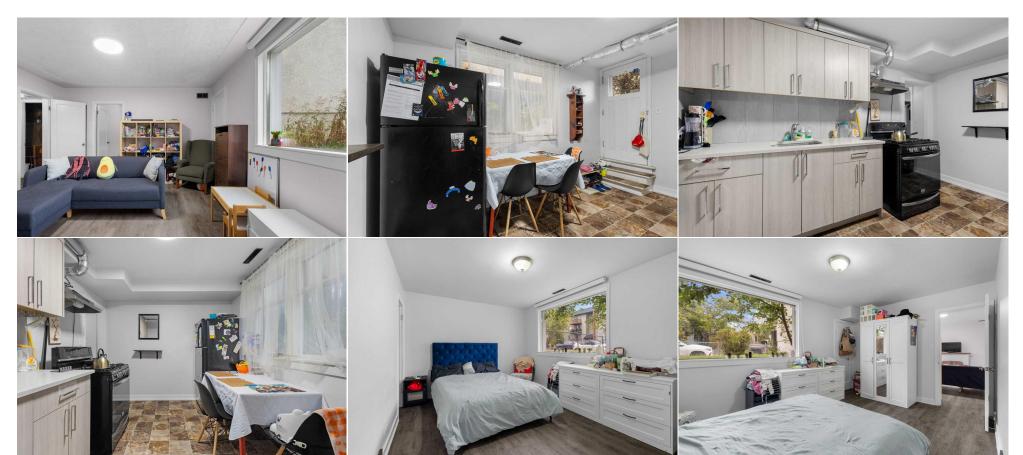
Roof: Heating: Sewer: Ext Feat:	Asphalt Shingle Forced Air Private Yard			Construction: Wood Frame Flooring: Hardwood,Linoleum,Tile Water Source: Fnd/Bsmt: Poured Concrete						
Kitchen Appl: Int Feat: Utilities:		Dryer,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings Separate Entrance Room Information								
Room 4pc Bathroom Dining Room Living Room 3pc Bathroom Kitchen Furnace/Utility		Level Main Main Main Lower Lower Lower	<u>Dimensions</u> 5`1" x 8`0" 14`3" x 8`5" 17`11" x 14`8" 5`0" x 6`9" 9`3" x 12`10" 15`4" x 13`2"	Room Bedroom Kitchen With Eating Area Bedroom - Primary Bedroom Game Room Legal/Tax/Financial	<u>Level</u> Main Main Main Lower Lower	Dimensions 9`7" x 13`2" 6`7" x 7`5" 12`11" x 10`10" 14`8" x 10`6" 15`3" x 12`11"				

Title:	Zoning:					
Fee Simple	M-CG d111					
Legal Desc:	5380V Remarks					
Pub Rmks:	***INVESTOR/BUILDER ALERT*** M-CG d111 zoning, 50 x 130, Double Lot, Potential to develop a 4 plex + 4 basement suites OR an 8 unit apartment building (just like the one beside it). The property currently generates around \$40,000 per year in rental income (up and down together) and still has potential to go up. Sunalta is a HIGH DEMAND community for its TOP Public school zone (Sunalta School K-6, Mount Royal School 7-9, Western Canada High School 10-12), its walking distance to LRT, Downtown Core, and everything else that downtown life style can offer! Whether redevelopment for Resale or Rental, it holds its value for immediate action or future plan! Book your showing today before it is gone!					
Inclusions:	NA					
Property Listed By:	Royal LePage Benchmark					

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









Basement (Below Grade) Exterior Area 862.31 sq ft Interior Area 801.36 sq ft



Main Floor Exterior Area 967.46 sq ft Interior Area 915.45 sq ft



